REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

CORONA corner lot; bargain; 1 block eas of Jackson ave.; price \$2,500; easy terms DUROSS, 155 West 14th.

FINE BUILDING PLOT

18 miles out on North Shore, across the bay from Great Neck, Plot 125x156, 17,160 eq. foet, with water view and 300 feet from the beach. Price 33,900. Terms, \$1,500 cash. All Improve-ments.

WILLIAM J. MOCK, 25 East 40th Street, N. Y. Local office phone, Manhasset 102. FREEPORT-Modern 8 room house; now too small for family of 7; hardwood throughout, double floors, hot water hent, electric light, gas, 34 ft. glass enclosed porch; garage; fruit and shade trees; plot 50x162; 812,500; terms. Phone OWNER, Sterling 6200 or Freeport 911.

FOREST PARK section; up to date 2 family house for sale; lot 35x100; a 2 car garage, 10 foot driveway; hot water heat, electricity, dwood floors, tile kitchen, bath, glass ensed porch; tax exemption. Inquire 27 k Vew av., Glendale, L. 1.

R SALE-39 minutes from Penn station, aw 7 room house, at Lynbrook, L. I.; all provements; easy terms. Phone owner, rovements; easy terms, Phone owner, T. HOWELL, Fitzroy 2790, or 47 West a st., to show you photo of house. OR SALE-Flushing, seven room house; seam heat, gas, electric light; newly orated; completely acreehed; garage; se and two lots; price \$7,800. HELM, South 25th st.

E beautiful open view rooms, enclosed ont porch, private entrance: lower ont porch, private entrance: lower

ont porch, private entrance; ri new, strictly modern detached house; veniently located. CAREY, 10706 924 st., othaven, L. I.

FOREST HILLS.
or sale-Eight (8) room house, brick and see; two car garage; newly decorated.
me Boulevard 6260W.

me Boulevard 6260W.

R SALE—Seven room house, all improveents; seven minutes' walk from depot;
owner in house, J. D. RAYNOR, 69 Oakland
av, Lynbrook, Phone 1515 Lynbrook.

PREEPORT—Beautiful 8 room house, moderh improvements; lot 64x140; garange;
36,500, WOOD, 910 Longacre Bldg, Bryant
2055.

TOREST HILLS, KEW GARDENS, HOLLIS.
"THE BETTER CLASS HOMES."
FOR SALE.
FOR SALE.
ZE East 33d. Mrs. DOWD. Mad. Sq. 2427.
GARDEN CITY-New stuceo house, S large rooms, 2 baths; will take lots in part payment. OLIVER CHICHESTER. Nassau Boolevard Station, Garden City, 1185-W.
HEMPSTEAD, L. I.—Southern builder to build large number 6 room bouses, saving 2,000 or more to homesecker; terms reasonable to people of responsibility. BUILDER.

OMES at low prices; easy terms; let us know your wants; pleture folder sent YDE & BANTER, Port Washington, L. L. OMES AND ACREAGE, Write F. UNSER Idineola, Tel. Garden City 16-15W. KBNSINGTON, Great Neck-Eight room, a bath, Dutch Colonial hollow die house garases, pony, stable, quarter acre, for sale, \$55,660, your terms, or will exchange property. TONKIN, Beckman 2854.

OLD farmhouse to remodel, with 10 meres of more, on north shore, 20 miles out; heautiful old boxwood hedge, fine shade and fruit trees, old fashioned garden; house has steam heat, electric light; garage, barn, other outbuildings; low price, good terms, ERNEST A. L'ECLUSE, 25 E. 40th st., N. Y. Tel. Vanderbit 3556. Gen is forced to dispose of good, sub-ital 7 room house, on plot of ground-set wide, within 5 minutes of the sta-20 miles from New York; all improve-s and electric lights; in good neighbor-next to school; will consider any mable offer and payments equivalent to would also consider free and clear lots change. Box X Y C 432 Herald, Herald re-

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CLIFF cottages; one 6 large rooms, im-CLIFF cottages; one 6 large rooms, im-red; other 5 rooms; central location; beach; good commutation; reasonable, r, Layar, 133 West 33d et.

TWO LOTS, VAN ALST AVENUE, AS TORIA, L. I. J. MARTEL, 164 W. 1031 5 lets-5d, 4th and 5th avs., Washington and Pierce avs., Long Island City. Owner, RABE, 294 E. 24th. \$1,000 FIRST PAYMENT \$1,000 FIRST PAYMENT
of \$07 per month on second mortgage will
us our most attractive six room home, decrated, ready to move in; near station; all
is conveniences; destrable neighbors; North
bore, 25 minutes from Penn, Station, Marthon Park, Little Neck, Telephone Baysia
193, or JOHN M. RIEHLE, 68 William st.

and bath; restricted location; 5 minutes' alk from station; 43 minutes from Penn. Pation; 50,700. Owner, JAMES MURPHY, Cestbury, L. I. Phone 136.

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Choice seven room residence, garage.
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Six rooms particularly attractive and artistic, all improvements, at highly restricted

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First floor consists of large living room, orien fireplace, dining room, butler's pantry, kitchen and living porch; second floor, 4 master bedrooms and 2 tited baths; third floor, 1 servants room and bath, store room; plot 100 x150; 10 minutes walk from Bronxville station, 30 minutes from 42 st. and New York Central; ready for immediate occupancy. For terms phone 2033 Bronxville. HOWARD H. SEITER.

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WILL sacrifice in Pelham, new house, 9
rooms, 3 baths, 2 car garage; every modern
improvement; plot 119x105. PEDERSEN, 509
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Would you rather own a home that pays every item of expense, even the coal bill, end in addition have a prefit of more than \$500 per year besides furnishing an attractive, *ext home free of cost to you? Or do you want a home which is a constant source of expense year in and year out? If you want dividends instead of expense come out and inspect this fine 3 family house; each spartment contains 7 fine rooms as follows: lyving room (25 ft. by 13 ft.); library, din ing room, 3 befrooms, the sunny litchen and bath; entire house steam heated; located in Tarrytown's best section; each apartment rents for \$60 per month; if you want a good, clean cut, common sense prop. want a good, clean cut, common sense proposition don't delay; the price is \$15,000 and terms may be made.

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FINE COLONIAL HOME, RESTRICTED
SECTION, 8 ROOMS, 2 TILED BATHS,
SUN PARLLOR, BREAKFAST PORCH,
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Full particulars from SLAWSON & HORBS, 102 West 72d street. Modern country residence, 10 rooms, 3 siths, steam heat, 4 fireplaces, wide veran-as, well equipped throughout; half acre round, well planted with trees and shrub-ery; price \$20,000; terms reasonable; gasession April 1.

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ADIRONDACKS-50 acres, 15 room house, outbuildings, ½ mile awater frontage, sandy beach; cleared land, tennis, ball field; \$5,500, HOVER, 212 Broadway, New York. BIOVER, 272 Broadway, New York.

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rooms, all conveniences; two acres; ideally
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28 rooms, furnished; 8 acres, bordering
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204 acres fully equipped: 61 cows; two a story barns; gas lighted 16 room fine residence; tools, crops: unequalled barnsin. See! \$15,500, \$2,500 cash. BATSON FARM ACENCY. 489 5th av., N. T. MONEY MAKING FROM START. Widow offers 104 acres, near big city. Hudson Valley; splendid buildings, with cows. borses, tools, crops. 300 apple trees; \$5,500 cash. BATSON FARM AGENCY, 489 5th av., N. T. ONION AND CELERY LAND.

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Five acres, with good house and barn. Near Catholic church and school; 60 miles to N. Y. city: \$4,500; balf cash. L. W. M. RICH-CREEK, Chester, N. Y. 204 acres fully equipped; 61 cows; two 3 story barns; gas lighted 16 room fine residence; tools, crops; unequalled bargain, See! \$1,5,50; \$5,000 cash, ATSON FARM AGENCY, 489 5th av., N. T.

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(CHATHAM) 30 (Illiable acres in charming village; good house, harms, orchard, timber worth \$1,200. Price \$2,250; only \$1,000 cash.

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STATE ROAD VILLAGE HOTEL.

22 bedrooms; income last 2 years \$32,566.00; price including furnishings \$15,500; terms.

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One to 20 acres, \$4,000 to \$5,500; 60 miles to N. Y. city. L. W. M. RICHCREEK,

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Country property for sale.
Send for booklet.
GEO. H. COOPER, Pittefield, Mass.

Apply J. BOOTH, 165 Newark av., Jersey FORD, N. J.

ASTONISHING bergains; all impts., tax except thouses, Rutherford-Lyndhurst, \$4,200 upward, terms. NICHOLSON, Lyndhurst, N. J. (at station).

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ATTRACTIVE homes, hills northern New Jersey, 42 minutes Manhattan; six to nine rooms, every (unprovement; low prices, easy terms. ASAHEL CHAPIN, 62 Broadway.

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ATTRACTIVE HOTEL for sale or rent; beautifully located, at Budd Lake, Morris county, New Jersey, on the new State highway; 900 feet of shore front: 130 room hotel, 14 room cottage, on a plot containing 8 acres of land; garage, estables, &c.; excellent fishing, hunting, beating and bathing. This property will be sold on easy terms through any agent. Fine location for sanitarium, For particulars write Dr. W. G. SHARP, Horristown, N. J.

AUTISTIC MODERN COLONIAL HOMES in desirable section, Summit, N. J.

in destrable section, Summit, N. J \$12,000 to \$20,000; terms, EUGENE JOBS-H. F. BECK CO. awanna Station. Summit, I BUY DIRECT FROM BUILDER.

New 9 room dwelling, 2 baths and large plot, now effered at \$20,000.

NO TAXES to pay for five years, saving you about \$1,000. Act quick before this opportunity is grasped by some one clse.

SOUTH ORANGE Near Mountain Station. In select MONTROSE SECTION, only 4 blocks from D., L. & W. station.

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Prices from \$5,000 to \$50,000.
On the Lackawanna Railroad.
CLARENCE A. TAYLOR,
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Phones, Boonton 17SW and 453. BEAUTIFUL modern 7 room bungalow; 10 minutes from station; ideal commuter's home; 38,500. 112 Netherwood ave., Piain-

GRANFORD, N. J.-Three very pretty cot-tages 7 rooms and bath, hardwood floors, fireplace, electric light, gas, &c. S. R. DROESCHER, Cranford, N. J., or 79 War-ren st., N. V. C. ren at, N. Y. C.

COMMUTING homes and farms; send for
catalogue; RAMSEY, half acre, seven room
riodern house; State road; every improvement; a model home; fruit, gardens; \$6,509;
\$1,500 cash. BATSON FARM AGENCY, 489
5th av., New York.

5th av., New York.

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ENGLEWOOD VICINITY!—For sale, attractive brick Colonial bouse, 8 rooms and 2 baths, all improvements; ½ acre plot, garage. Now owned by artist who is leaving for Europe; possession January; price \$20,000. H. WEATHERBY & CO., Englewood, N. J. FOR SALE AT ENGLEWOOD, N. J., eight

room house; excellent condition; all improvements in restricted location 8 minutes from train and trolley; price \$8,500; terms \$2,500; cash balance monthly payments \$2,500; cash be seen at any time. Immediate possession. Telephone 283-R Englewood. GEORGE DE MOTT

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One to 20 acres, \$4,000 to \$5,509; 60 miles to N. Y. city. L. W. M. RICHGREK Chester, N. Y.

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\$1,000 EUYS BOARDING HOUSE, H. Broa

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PALISADES — Banks of Hudson; modern stone and stucco country home, beautifully furnished; garage; large grounds, extensive river views; easy access to city; reasonable rent; would sell. LENNEY, 51 E. 42d.

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Ask for Supplement B, with pictures.

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RUTHERFORD, N. J. Much Admired Home-\$19,000.

Much Admired Home-queen.

Thirty minutes from New York. Strikingly attractive home, ten large rooms, two baths, living room 32x16, dining room 23x14, fire-places, parquet floors, spacious befrooms, English tile roof, plate glass windows, English tile roof, plate glass windows, Chamberlain weatheratrip, steam heat, ample radiation, veranda 70x12, two car garage, extensive shrubbery and trees. Ideal home for New York business man. T 536 Herald, 280 Broadway.

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ElX room house, corner lot 36x125, sun porch, sleeping porch, fruit trees, just completed; excellent shape; room for garage; bargain. Apply J. BOOTH, 185 Newark av., Jersey City.

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We have been authorized by several extest to dispose of choice properties for about 5 of their value.
At Middletown, on the road to Red Bank, ree minutes' walk from Middletown Stant, ted room and bath, modern, hardwood ished house, het water heat; garage, fine rubbery and trees; all kinds of fruits, berea and grapes. Only \$15,000. Want an fer.

on Ocean av., adjoining Takanassee Lake, hree acres, all under cultivation. Sixteen com mansion and six baths, four sleeping sorches, hardwood trim, most modern; garage for six cars, eight living rooms and two baths above; all kinds fruits, berries and trapes. Beautiful garden and tennis court. Cost over \$125,000. To settle estate will sell for \$33,000.

Ocean av., Long Branch, eleven rooms two baths, hot air furnace, hardwood, finest condition. Garage for two cars, mprovements. Plot 75 ft. x 500 ft., fac-

DAVID S. MEYER, INC., DAVID S. MEYER, INC., 33 ERIGHTON AV., WEST END, N. J.

SUBURBAN STUDIO HOME—Will sacrifice cozy, artistle piace, especially built for year-round living; only \$2,500 cash needed, halance of \$2,500 on easy terms, almost like rent, buys it; \$5,000 new on mortrage can remain; has 7 large rooms, studio attitled bath; steam heat, parquet floors of the grant of the bath; steam heat, parquet floors of the grant of the cooking water, electric light, close to make the cooking range, weeke an electric light, electric particular of control of the grant of the particular of the grant, struks and flowers in property lake, stocked with the select, congenial neighborhood; good markets, school and churches near by; this is a chance of a lifetime to obtain a home at fraction of real worth; could not be duplicated at less than \$14,500, Ideal commutation to New York city; 7 minutes' easy walk from house to R. R. express station. V. A. BOWMAN, 277 Beaumont at, Brooklyn, N. Y. Tel. 1601-J Coney Island.

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OCEAN AVENUE, about 3½ acres of land. Most beautiful grounds. House cost \$85,000, contains 5 master bedrooms, 4 baths; 6 maids and 1 bath. Three car garage, 5 rooms for chauffeur. Ground is worth \$35,000, furniture \$7,500. You are getting a value of \$125,000. These premises are modern in every respect and comparatively new. PRICE \$35,000.

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acres, cleared; garage, dock; near city;
bargain. 2566 St. John's av., Jacksonville,

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52 ACRE FARM NEAR ALBANY, WITH CROPS, HORSE, FOUR COWS, implements, vehicles, tools included; section prosperous; progressive farmers; easy walk stores, close railroad, town; 37 acres, fortile, loamy tillage; spring watered pasture; wood, timber; lots fruit; attractive ten room house, plazza; roomy basement barn, stable, hog and poultry houses; age compels sacrifice; only \$2,500, part cash, easy terms; locate hero, enjoy abundant living; catalogue free. EDW. BRIZZIE, Chatham, N. Y.

CATALOGUE AND MAP of bargain farms in Jersey SENT FREE; farms all sizes; all prices; within 75 miles of N. Y.; also commuting homes, with acreage; please give details of your needs. ANDREWS PARM AGENCY, box 4, 220 West 424 st. details of your needs. ANDREWS FARM

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#ELECTRICALLY EQUIPPED DAIRY FARM
with \$800 monthly cash income, offered
complete: stocks, crops, labor saving machinery, i.-i. under cost. Send for photos.

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EUGENE JOBS-H. F. BECK CO.

EUGENE JOBS-H. F. BECK CO.

#FOR SALE-91 acre New Jersey farm,
\$0,000: hour to Philadelphia, Pa.; short
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FARM, 190 ACRES GOOD LAND, \$7,500.

7 room house, bath; on State road 45 miles,
2 from main line station; rich agricultural
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POULTRY FARM, with nearly new semibungalow, heat, beautifully equipped bathroom, hot and cold running water, city gas,
set wash tubs, range, gas range, 7 large
rooms; garage; 50 ft. poultry house and
runs; 3 acree, pears, apples, berries; high
elevation, beautiful view; includes poultry
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POULTRY AND FRUIT FARMS, \$5,000.

Ask for Supplement B, with pictures. POULTRY AND FRUIT FARMS, \$5.000
Ask for Supplement B, with pictures.
SLOCUM FARM AGENCY, 141 Broadway POULTRY FARM.—Electric lighted, capacity 1,500 hens, d room hungalow; Asbury to Lakewood road, E. BIGELOW, Belmar, N. J

Miscellancous. \$1,500 SECURES 200 ACRE FARM, WITH HORSES, CROPS, 20 CATTLE, gas engine, potato digger, threshing machine, full implements, hay, potatoes included; in prosperous dairy section; close village, advantage; machine worked fields, spring watered pasture; estimated 400,000 eet timber; lots fruit, 500 sugar maples, outfit; good seven room house, 14 cow slate roof barn, silo, running water; stable, hay barn, ac.; owner, alone, for quick sale sacrifices all \$5,000; only \$1,500 down, easy terms; details page \$2 illustrated catalogue; 1100 bargains, FREE, STROUT FARM AGENOY, 150RB Nassau st., New York city. FARM PROPERTY.

WYOMING ranch for sale; one of the largest and best ranches in Wyoming for sale; fully equipped; write for particulars. W. E. THATON, Saratoga, Wyoming.

REAL ESTATE TO EXCHANGE.

EXCHANGE \$10,000 real equity (bank mortgage \$6,500 four years) desirable two family house, 12 rooms, 2 baths, all improvements; lot 100x140; barn three cars; high, healthful location, there cars; high, healthful location, charches; 35 minutes Heraid Sq.; rentable \$1,800; sell below value; take little cash and second mortgage or good free lots. E. H. FECK, care \$5. Osgood Pell & Co., 17 West 44th st. New York. EXCHANGE SPECIALIST, CLAUDE E. LASHER, 189 Mentague st., Brooklyn, N.

189 Montague st., Brooklyn, N. Y.
FREE AND CLEAR—Newark, N. J., waterfront warchouse, 100,000 square feet; price
\$500,000: also five story factory, Newark,
rent, \$15,000: price, \$125,000; together or
separately, for cliy or country property;
brokers paid. WALTER SMITH, 188 Montague st., Brooklyn.

SACRIFICE.
Shore club property at West

Shore club property at West End. Long Branch, N. J., on Ocean av., in the very best section of West End, 3 story hotel and restaurant building, in perfect condition; ballroom 100 feet long; building cost \$85,000; land is worth \$40,600; partly furnished; modern kitchen equipment; price \$40,000; mortgage only \$8,000; must have cash. What is offered?

WILLIAM J. MOCK. 25 East 40th st., New York WE WANT YOUR PROPERTY.
Many Years' Trading Experience.
City income, lots, factories, garages, apartment houses and one or two family dwellings; also country estates, hotels, homes and farms. Tell us what you have and what you want. HARRY A. LEVINE, formerly Ghegan & Levine, 123 Kingston av., Brocklyn. Brooklyn.

WILL add cash for Brooklyn improved,
What can you offer for 58 lots in Jamaica.
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ATTENTION:—Cash for new law apartment
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BUYER wants dwelling van Cortlandt Park;
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COLORED or white tenants, new law; \$50.000 cash; must be cheap; owners send full
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1447 Herald, Harlem.
COLD WATER TENEMENT. Have \$3,000 cash for tenement. Have \$3,000 cash for tenement; owners o brokers send full particulars first letter McMillan, 958 Putnam av., Brooklyn.

CASH paid for lots in the Bronx; Claffin estate lots.
O'HARA EROS., 200th st. and Webster av ASH paid for farms or acreage, in Long Island, Westchester county. O'HARA ROS., 200th st, and Webster av. HAVE mortgage money for building and permanent loans; liberal appraisal; also special amounts up to \$250,000 for factories and warehouses, building and permanent LEWIS H. MAY CO., 18 W. 27th. Now York. Particulars direct from owner R. W., box 328 Herald, Herald sq. NVESTOR will buy modern walk up it good location, cheap. R., 600 Tribun-Building.

LEASE unfurnished, five, six room bungalow or small house (garage, &c.); must be theroughly modern, one hour commutation, refined neighborhood; preferably vicinity Summit; give complete particulars; if attractive might pay yearly rental in advance. Write Room 406, 126 Liberty st. OWNERS—List your properties with me; col-lection, general management, attention to Fronx, Brooklyn and New Jersey solicited A. B. PILKINGTON, 2214 7th av. Morning-

PRIVATE house, from 110th to 125th st. 5th to 8th av. A. TRUBE, 911 Freeman

STABLE containing 35 to 40 stails wanted on the West Side, below 14th st.; good truck room essential; will buy or lease for a term of years.

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Beekman 6000. UNDERSIGNED wants a walkup; will pay all cash above the mortgage; must be cheap and in good section; full particulars must be given to get attention. C 2102 Herald, Her-ald sq. ald sq.

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from 3 to 5 acres, with up to date residence; would consider Scarsdale, Hartadale
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AGENCY, 240 and 251 Huguenot st. Tels.
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WE have an opening for an experienced real
estate man who can qualify as competent
to handle large mortgage negotiations; appilcation must be made by letter only; will
be held in absolute confidence and should
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A TEWELL, 115 Broadway. WILL buy or lease your real estate, apart-ment houses, country residences, farms; have ready cash buyers; send full details. NOCHOMSON, 544 W. 145th. Audubon 2450.

NOCHOMSON. 544 W. 145th. Audubon 2430. WANTED, to rent or buy, small frieproof factory, suitable light manufacturing; location New York or suburbs; state price and full particulars. N. 1440 Heraid, Harlem. WANTED—American basement home, preferably with elevator; must be bargain for cash. E. C. SHERWOOD, 17 W. 44th st. Vanderbilt 5616. will, purchase a 20 foot private house in the 60's, East Side, for own use; must be a bargain and in good condition. PRINCI-PAL, T 549 Herald, 280 Bway. WILL purchase high class apartment house
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WE collect rents in Bronz; 2½ per cent...
S. L. ARONDS CO., 470 Trement av.

\$200,000 cash for stores, apartments or lots good for building, either. C 1676 Herald, Brooklyn. FACTORIES FOR SALE OR RENT.

FREE POWER-FREE LIVE STEAM.
Space in corner building with 1,500 feet,
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40,000 feet on 1 floor (ground); high cell-as, equipped with belting and shafting, igh pressure plant, water shipment facili-tes prevail; 40c, per sq. foot. 40,000 feet, 2 story building, having both iver and rail facilities, elevator; 55c. per q. foot; storage only.

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20,060 fect or less; adjoining water an rail; 30c. per sq. foot; Eric basin. We also have a new list of over 200 actories for lease, in all sections of Grand New York.

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FACTORIES FOR RENT-18,000 square feet,
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Bradley Buildings, 11th st. and Vernon av.,
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FACTORY sites free. Factories for sale or rent; pienty available help male and female; water front and railroad siding. Communicate Secretary Chamber Commerce, South River, N. J.
FACTORY, brick, 5.00c square feet, in centre of city. Apply SOMMER, 30 Morris av., Newark. Branch Brook 1807.
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18 CENTS A FOOT
actual carrying charges 5-story brick fac-tory, downtown Brooklyn, by buying 27,000 feet at \$57,000; geed terms. WALTER J. SMITH, 188 Montague at. Brooklyn.

35 CENTS foot, downtown, Brooklyn, five-story brick; 27,000 feet; 2 clevators; live-steam, steam power. WALTER SMITH, 188 Montague st., Brooklyn.

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From Battery to 14th St., Inclusive. ESK WITH SERVICE, 141 BROADWAY, Libert st. Room 1701. at Libert st. Room 1701.

**OR RENT-Large, light loft, suitable for storage or light manufacturing; immediate obasession; 20,000 sq. ft., in three sections, il on one floor; brick building; private enrance, private freight elevator. 144 Bank., New York City. t. New York City.

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FRANKLIN SQUARE, Pearl and Dover tat, best location in lower New York; handy o transit; ample floor space; suitable for irriggist, stationery, ctgar or wholesale busiess. Apply RICHARD K. FOX, 338 Pearl et. OFT TO LEASE.

It set 10th st., near Broadway—Second floor, 44x90; 2 elevators; high ceilings; fire-root building. Owner, WILLIAM KIL-PATRICK, 149 Broadway.

LOFT, 2,806 square feet, light, all improve-ments; immediate possession; lease. Apply store, 116 Walker at. LOFT, 228 Cherry st., \$40 mon 1,200 feet. SHARUM, 170 B'w PORE, BASEMENT AND FIRST LOFT, reproof building, 10th st., near Broadway; elevators; all improvements; possession in rt now and Feb. 1. Owner, WILLIAM KILPATRICK, 149 Broadway. STORE down town for holiday trade: monthly rent. WILLIAM S. CONSTANT CO., 115 Broadway, room 1321. CO., 115 Broadway, room 1321.
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TO LET for business, loft about 3,500 sq. ft.; excellent light, steam heat and elevator excellent meaning the state of the s ft. furnished or unfurnished, southern posure, at 90 West st. E 1036 Herald, ulton st.

74 BROADWAY.-500 square feet, furnished. Phone Rector 3984, or call room 1616, at 2 Loove 14th St. to 59th St. (Inclusive).

BETWEEN 14th and 59th sts., a part of parlor floor, good light, suitable office or light manufacturing. HENRY MERRITT. 262 W. 23d st.
BUILDING to lease, 349-351 West 26th st., 38,000 square feet. Inquire 543 West 25th st. Chelsea 6404. Agents, take notice.

DAYLIGHT LOFTS,
Light four sides, large freight elevator, electricity, steam heat, 2,000 to 25,000 square feet; immediate possession. ENGINEER, 207-208 East 49th st. Academy 2754, owner, DENTIST opportunity, corner parlor store, DENTIST opportunity, corner parlor store, wonderful display, steam heat, electricity, MORROW, 721 Lexington av., cor. 58th pt. Plaza 1234,

Plaza 1234, FOR rent, furnished or unfurnished, office; Times square district, Bryant 9062. GARAGE, rent 20,000 feet, G. MONTAGUE MABIE, 33 W. 42d. Murray Hill 0752, LARGE studio, with bath, steam heat, elec-tric light; immediate possession; \$55 per month; at 113 East 34th st. VASA K. BRACHER, 200 West 72d st. LOFTS, 41 West 21st st. and 121 West 24th st.; \$50 to \$300 per month. SHARUM, 170 st.; \$50 to see Production of the Record of OFT, 8th av., 47th; \$85 monthly. FOR-STER, 724 8th av. Bryant 200.

MANUFACTURING loft, located 1st av. and 21st st.; elevator, steam heat, electricity; very light, skylight; size 25x100. Apply 356 1st av. Phone 2052 Gramercy, A. M. REALTY CO.

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5TH STREET STORE.
3:9 WEST, SUITABLE ANY BUSINESS,
PARTICULARLY AUTOMOBILE ACCESSORIES; \$1,500. HUBERTH & HUBERTH,
2 COLUMBUS CIRCLE.

Above 59th St.-5th Av. to East River. LOFTS, extra light, heated, 40x95; low ren Apply 430 East 102d st. MADISON AV., 1270, CORNER 91ST ST.
Well located corner store, 1937; vacant.
DUFF & CONGER, INC.,
Madison av., 80th at Lenox 8000. Above 59th St .- 5th Av. to North River.

OFFICES FOR SUB-RENT in thoroughly modern office building, and floor, stores overlooking Broadway, bly Supt., 1834 B'way, near 60th st.

BROADWAY-125TH.
BROADWAY TO 181ST.
BYAN & CO.
142 WEST 125TH.

20,000 square feet, \$1 per foot, to let, any purpose; long lease; Harlem, new building; heat, light; ideal storage, garage. A R 350 Herald, Herald sq.

LARGE corner store to rent in very promi-nent business section on St. Nicholas av. near 18lnt st. subway station; also store in excellent location on Fordham road near weather av. For particulars apply SLAW-SON & HOBBS, 162 W. 72d st.

Borough of Bronx.

LOFTS, very light, for showroom purposes or light manufacturing; also large stores and basements, southeast corner of Longwood av. and Southern Boulevard, 54 W. 23d, 131 W. 14th; renting agent on premises.

WONDERFUI, loft, 6,000 square feet, light on all sides; best elevator service; most desirable for automobile shop, painters or expare introose; reasonable rent; immediate desirable for automobile shop, painter garage purpose; reasonable rent; imme possession. CARREN, 3251 Broadway,

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ESTABLISHED STORES.
ree buildings, near Borough Hall, 2 stores apartments: opportunity for storekeeper investor. WALTER J. SMITH, 188 Monrague st.

IWO story brick building; steam heat, elec-tric elevator; 50x100 each floor; will rent separately or together. Phone Stagg 3605.

BUSINESS PLACES WANTED.

10,000 sq. ft. store and basement, or loft, with live steam, DAY & DAY, 5 East 40th, Murray Hill 7200. HOUSES TO LET, FURNISHED.

Westchester. FOR three months, beginning January 1, 10 room house in New Rochelle, N. Y., \$200 n month, including coal; adults only; no agent. Phone New Rochelle 1320.

RENT-Winter furnished home;

FURNISHED bungalow, five rooms, \$100 month; good furnace and fireplace; 40 minutes from New York, at Baldwin Harbor, L. I. Phone or write JEROME KEITH, 25 West 45th st., N. Y. C. Bryant 6231. WESTBURY-From December 1 until April 15, at reasonable rental, very attractively furnished modern stucco house, 8 rooms and 2 baths. For particulars telephone Westbury 270.

HOUSES WANTED-FURNISHED.

AMERICAN family desires small furnished house, winter season, Forrest Hill, Brouxville or within 1 hour N. Y. city. J. C. B., Room 236, 1 Madison ave.

FURNISHED house wanted for six months: must be thoroughly up-to-date; 66th-86th at.; Fifth to Lexington; high class tenant. Send full information to L. S10 Herald, Falton 8.

HOUSES TO LET, UNFURNISHED. ATTRACTIVE dwelling, Fiftles, near Madison av., \$3,900 yearly, LENNEY, 51 E 42d. HOUSE, 12 rooms and bath, 540 West 156th, near Broadway, \$13,000; small amount cash; immediate possession.

NEW 6 or 7 room modern houses and garage for rent, \$90-\$110. CLINTON TRADING CORPORATION, 186 Remsen st., Brooklyn. Phone Main 3840.

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A very nice and up to date nine room duplex house; sleeping porch, overlooking Flushing Bay, hot water heat, parquet floors, elec-tricity, gas and coal range. 202 Butler st., Lyon av., East Elmhurst, L. I.

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ARTISTIC, COMFORTABLE, CLEAN apt., near 5th av., for refined people only; living room, bedroom, kitchenette and bath, completely furnished by prominent New York decorator, for immediate occupancy. Phone Plaza 845.

Plaza 845.

APARTMENTS OF QUALITY.
East, West Side. Long, short leases.
APARTMENT RENTING CO. INC.
176 West 72d at: Phone Columbus 1271.

ATTRACTIVELY furnished three room spartment, 157 West 57th. Can be seen daily. Inquire, telephone Circle 1423, apt. DA.
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APARTMENT two rooms and bath furnished, wonderful location; price reasonable. Write to B. E. LEVY, 714 bth av. MANUFACTURING loft, located 1st av. and
21st st.; elevator, steam heat, electricity;
very light, elevator, steam heat, electricity;
very light, elevator, steam heat, electricity;
very light, cheerful, complete service. Room
415, 220 West 42d st.

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bright, cheerful, complete service. Room
415, 220 West 42d st.

OFFICES, high class buildings; Times sq.
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STORE for rent, large show window.

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Rent, \$2,500.

FOLSOM BROS., Inc., 127 East 34th.

SMALL STORE rent, reasonable; wonderful
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West 43d st.

STORE, large or small, on 3d av., between
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rent entire building; cash security; no manufacturing. Address E. L., 200 E. 23d.
STORE, large or small, on 3d av., between
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rent entire building; cash security; no manufacturing. Address E. L., 200 E. 23d.
SIN-STORY, well constructed building,
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TO SUBLET-Part of beautiful office, located on 15th floor, Madison av. and 33d
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first class party desired; references exchanged. Telephone Murray Hill 5187.

Dotted the proper state of the proper state of

sides, with skylights.

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E. M. MURRAY, 1 W. 84th.

28 WEST 47H ST.

NATIONAL ASSOCIATION BUILDING
482 square feet to sublet
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FEDERATED REALTY BROKERS, INC.,
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26 WEST 18ST. NEAR BROADWAY.
Top left, 15x70, elevator, heat, possession.
APPLY SECOND FLOOR.

SIST, West, opposite postoffice, house, suitable alterations; 20 years lease. Forster,
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SETH ST., E Bar, near 5th av.—About 2,700
Square feet; low rent. H. E. MacCANDLESS, 2201 Woolworth Building.

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Broadway; rent reasonable. The floor, 683
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Broadway; rent reasonable. The DISTINGUISHED apartments in choice loca-tions; furnished, unfurnished; 5th and Park av. sections; attractive list on application, OGDEN & CLARKSON CORPORATION, 1 East 49th et. Plaza 6955.

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FURNISHED apartment, ground floor, with or without meals; references. Circle 6229 HIGH CLASS FURNISHED APARTMENTS
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LEXINGTON AV., 1202 (at 824 st.).—An
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light on four sides; newly decorated throughout. See Superintendent, or phone Murray
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MAGNIFICENTLY FURNISHED OR UNFURNISHED. Entire third floor, ten large
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MODERN 5 room front apartment, rent \$75
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Academy st., apt. 5G, near Dyckman st. Tel.
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MADISON AV., 1015—1, 2 and 3 room, bath and kitchenette apartments; newly remodelled. Apply on premises.

RIVERSIDE DRIVE — Private apartment, overlooking the Hudson River; 10 rooms, 4 master bedrooms, 2 servants rooms, 3 baths; unequalled as to size of rooms and location; most insuriously furnished; to rent for 9 months or longer period. Seen by appointment only. S. G. RAINS, 1723 Broadway. Telephone Circle 6767.

RIVERSIDE DRIVE, 452—Apt. 31, handsomely furnished 3 rooms, bath to reliable tenant only, from Dec. 1, 1921; to Oct. 1, 1922; can be seen Sunday from 2-6 P. M. and Monday 3-6 P. M.

RIVERSIDE DRIVE, 312½ (103d-104th).—Exclusive 1 and 2 room apartments, furnished or unfurnished. Apply on premises.

SUBLICT—SIN ROOMS AND 2 BATHS. UBLET-SIX ROOMS AND 2 BATHS, FURNISHED MARIE ANTOINETTE HO-PL, APT. 41.

SUITE—One large room, bath and kitchen-ideal for business women. Phone Schuyle 0500, Apt. 73. THREE ROOMS with bath and kitchen, two rooms with bath and kitchen, 235 W. 70th st. Apply HOTEL ROBERT FULTON, 228 W. 71st. WASHINGTON SQUARE SECTION.
We have the most select apartments avable; all sizes and rentals. Send for our
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9TH ST., 15 E.—Attractively furnished, two rooms and bath, in well managed, unusu-ally quiet house; door service. J. IRVING WALSH, agent, 73 W. 11th st. 13 Gramercy Park-Duplex apartment, 2 bedrooms, dining room, kitchen, meidr room, very large living room; beautifully decorated and furnished; especially suitable for musician; pretty tilled garden, with fountain reserved for the exclusive use of fountain reserved for the exclusive use of the accurate of this anartment; also undur-

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Eleganty furnished 7 room, 3 bath apart ment; season or year. ESCHWEGE.

Furniture cosey three room apartment; season or year. ESCHWEGE.

Furniture cosey three room apartment; season or year. ESCHWEGE.

Furniture cosey three room apartment; season; rent \$21 month; after 6 P. M. O'NEHLL, apl. 11. Near Manhattan st.

42D, 334 W.—Two flights up, two independent, very large front, furnished rooms; four beds, linen, kitchen equipment, icebox, stove; suitable for family of four persons. Call in rear, 11 to 8.

467H, 31 W.—Unusually attractive, spacious three room studio, full size kitchen; also two rooms and kitchenette; newly decorated; immediate possession. Beach; fifty minutes; mear trains; low price to spring; good client; consider yearly DWNER, R 2106 Herald, Herald sq.

immediate possession.

47TH ST., NEAR 5TH AV.

Two very large rooms, bath and kitchenette, "living room 20 ft. square," December or scener to September 15; rent very low. Apply FRED'K FOX & CO., INC., 297 Madion av.

ENCES REQUIRED.

52D, 58 West — Attractive furnished two room, bath and kitchenette, bachelor apartment; private entrance. Inquire on premises or telephone Columbus 350, apt. 8D.

57H ST., 340 WEST.

MODERN ELEVATOR APARTMENT HOUSE, NEWLY FURNISHED; MAID AND VALET SERVICE; 2 AND 3 ROOMS AND BATH, \$110 UP; REFERENCES RE-

JURED.

TH ST., 151 West.—Immaculate and sunny, three room kitcherette and shower bath: open fireplace; spacious, closets; newly, attractively furnished; private pnone; \$145 to \$155. OTTMAN, 7803 Circle. 3 rooms, suitable for studio Inquire E.

ROSS.
Serial Control of Studio. Inquire E.
Serial Control of Studio. Attractive two room
and bath, bachelor apartment; restaurant;
full service; \$225 on yearly lease, \$250 on
short lease. Apply on premises. Supt.

57TH, 21 E.—Beautifully furnished 2 rooms,
bath, elevator, restaurant.

57TH ST., 222 WEST.
GAINSFOROUGH STUDIOS.

Studio overlooking Central Park, north
light; also apartments of 3 rooms and bath.
JAMES E. BALL, Manager.

608, East Side—Foyer, living room or bed-JAMES F. BALLI, Manager.

608. East Side-Foyer, living room or bedroom, bath; well furnished; \$100. E. M.

MORAN, 65: West 67th st. Col. 7710.

618T, 37 W.-Double room, twin beds; modern improvements. Phone service, Col. 2535.

62D, 206 East.-Entire floor, newly remodelled house, consisting of large living room, language, la edroom, dining room, klichen, bath; parque-loors throughout; heat, hot water, gas, ele-picity, telephone; rent \$175 month. 67TH ST., 15 WEST-Beautifully furnished studio, bedroom, kitchenette and bath; can be seen daily. MISS DALE. and kitchenette. Phone Columbus 1609. 7:ST ST., West.—Three outside rooms, bath and kitchenette. Phone Columbus 1600.

72D, 166 WEST.—Apariment of 4 rooms, consisting of large living room, bedroom, dining room, tile kitchen, particularly fine bathroom, alcove shower; if two bedrooms are required, dining room can be furnished as extra bedroom; apartment is sumptuously furnished; rental 3:355 monthly for wintermonths, proportionately lower by the year; maid service supplied if desired. Apply Supt., on premises, or telephone Columbus 7640.

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SiD, 167 EAST.—Two-three rooms with kitchenette; electricity, steam, hot water supply, telephone; newly decorated; \$75 up.

84TH, 324 W., APT, 43—2 rooms, bath, high-class, nonhousekeeping, elevator, restaurant, maid service; cash offer only consider

class, nonhousekeeping, elevator, restaurant, maid service; cash offer only considered for furnishings; sacrifice to desirable buyer and transfer year lease, rent \$55 monthly.

87 HAMILTON PLACE.

Apartment 24; four room elevator apartment, furnished or unfurnished; newly decorated; large light; moderate. DAVIS.

92D ST., 60 WEST. NEW HOUSE, JUST COMPLETED, NEWLY FURNISHED, 2 AND 8 ROOMS: FULL HOTEL SERVICE; \$100 AND UP.

62D. 374 W.—Beautiful large room, bath, kitchenette; new house; reduced rent.
94TH, 165 W.—One room studio apartment, kitchenette, \$65; large rooms, \$15.
97TH, 226 W. (Broadway).—Sell or rent, artistically furnished 2 room living apartment; immediate possession; moderate rental; hall man.
95TH, 955, Want (co. West Yea). With class ment; immediate possession; moderate rental; hall man.

97H, 255 West (near West End)—High class, light, 2 or 3 room apartment; private bath, nicely furnished; real home for right people; references required. PASCAND, Apt. 8B.

97H ST. 308 WEST.—Apt. 2D; 3 rooms and kitchenette; elegantly furnished; reasonable rent; long lease; party must leave New York. Telephone 3305 Riverside.

101ST (840 West End av.)—Leaving city, will rent newly decorated, handsomoly furnished 7 rooms, 2 baths, 2 master bedrooms, sunny apartment; grand plane; long lease; immediate possession. Apt. 4D.

102D, 245 W. (West End)—One and two room apartments; nicely furnished. OOTH, 206 W.—For sale, four large rooms, beautifully furnished, sacrifice; rent \$85; levator, electricity, plano. Apt. 34. 105TH, West - Three rooms, hopsekeeping: \$20 weekly; references required. Phone Academy 2765.